

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS**

**1300 COURTHOUSE ROAD  
NOVEMBER 4, 2009**

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**5:30 P.M.     WORK SESSION**

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

REVIEW OF PROPOSED ORDINANCES

1.     [Reservoir Protection Overlay District](#) (Time Limit: January 29, 2010)
2.     [Groundwater Management Plan Ordinance](#)
3.     Clustering in Agricultural Zoning Districts (Scheduled for December 2, 2009) (Time Limit: January 29, 2010)
4.     Elimination of the Preliminary Subdivision Plan Process (Deferred for legal analysis)
5.     Rappahannock River Overlay District (Deferred to subcommittee - Peter Fields, Ruth Carlone, Friends of the Rappahannock and Rappahannock River Basin Commission) (Request sent to Board of Supervisors for indefinite postponement)

REVIEW OF PENDING REZONING/CONDITIONAL USE PERMITS

6.     [RC2900007; Reclassification - Onville Retail Center](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow, with proffered conditions, future retail development on Assessor's Parcels 20-84 and 20-85 consisting of 2.05 acres, located on the west side of Onville Road approximately 300 feet north of Garrisonville Road within the Griffis-Widewater Election District. The applicant has proffered conditions pertaining to land use, signage, site development, transportation, and the demolition of existing buildings on the site. The Comprehensive Plan recommends the property for Urban Commercial and Urban Residential land uses. The Urban Commercial land use designation would allow development of commercial, retail and office uses. The Urban Residential land use designation would allow development of a variety of residential housing types at a density of up to fifteen (15) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. (Time Limit: January 19, 2010) (History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session) (Deferred at October 21, 2009 Work Session to November 4, 2009 Work Session)

REVIEW OF PENDING SUBDIVISION PLANS

None

## REVIEW OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

7. Amendments to the Comprehensive Plan (**Scheduled for November 18, 2009**) (**Time Limit: January 29, 2010**)

## OTHER UNFINISHED BUSINESS

None

## ADJOURNMENT

End of Work Session Agenda

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## **7:30 P.M. REGULAR MEETING**

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

### ROLL CALL TO DETERMINE THE PRESENCE OF A QUORUM

### DECLARATIONS OF DISQUALIFICATION

### PUBLIC PRESENTATIONS

### PUBLIC HEARINGS:

### UNFINISHED BUSINESS:

8. RC2900007; Reclassification - Onville Retail Center - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow, with proffered conditions, future retail development on Assessor's Parcels 20-84 and 20-85 consisting of 2.05 acres, located on the west side of Onville Road approximately 300 feet north of Garrisonville Road within the Griffis-Widewater Election District. The applicant has proffered conditions pertaining to land use, signage, site development, transportation, and the demolition of existing buildings on the site. The Comprehensive Plan recommends the property for Urban Commercial and Urban Residential land uses. The Urban Commercial land use designation would allow development of commercial, retail and office uses. The Urban Residential land use designation would allow development of a variety of residential housing types at a density of up to fifteen (15) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. (**Time Limit: January 19, 2010**) (**History - Deferred at September 16, 2009 Regular Meeting to October 21, 2009 Work Session**) (**Deferred at October 21, 2009 Work Session to November 4, 2009 Work Session**)

## NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

September 16, 2009

ADJOURNMENT